

BK 6140PG236

44-39
TRANSFER
TAX
PAID

QUITCLAIM DEED
Without Covenant

Know all Persons by these Presents,

001806

That I, Joan C. Duguay of Waterville, County of Kennebec and State of Maine in consideration of One Dollar and other valuable consideration paid by **Lester L. Lawrence and Nancy M. Lawrence** of Clinton, County of Kennebec and State of Maine whose mailing address is Box 3170 Johnson Flats Road, Clinton, ME 04927 the receipt whereof I do hereby acknowledge, do hereby *remise, release, bargain, sell and convey*, and forever *quitclaim* unto the said **Lester L. Lawrence and Nancy M. Lawrence as Joint Tenants and not as Tenants in Common** of Clinton, Maine, their heirs and assigns forever, the following property:

A certain lot or parcel of land situated in **WATERVILLE**, in the County of Kennebec and the State of Maine, bounded and described as follows, to wit:

Beginning at a point marked by an iron rod in the southerly line of Western Avenue, which point is one hundred fifteen and one-half (115 ½) feet distant easterly from the stone bound in the southerly line of said Western Avenue at the second angle in said street line east of the Messalonskee Stream; thence easterly in the southerly line of Western Avenue to a point which would be twelve (12) feet distant easterly from the easterly side of the dwelling No. 54 Western Avenue, thence southerly and at right angles with said southerly line fourteen (14) rods to the Messalonskee Stream, thence westerly along said Messalonskee Stream to an iron rod in the ground which marks the intersection of a straight line extended northerly and at right angles to said Western Avenue to the point of beginning, thence northerly in said last mentioned and described straight line to the point of beginning.

Meaning and intending to convey the same premises described in a warranty deed from Blance Antworth dated in February, 1963 and recorded in Kennebec Registry of Deeds Book 1291 Page 326. Reference is also made to another deed from Reginald J. Duguay to Joan C. Duguay recorded in said Registry Book 1971 Page 78. The variation from said deed is for clarification purposes and to conform to the deed description as found in Book 569 Page 224.

Being the same premises conveyed to Brian P. Bickford and Tammy L. Bickford by deed of Joan C. Duguay recorded in Kennebec Registry of Deeds Book 5218 Page 188.

Being the same premises conveyed to Joan C. Duguay by deed of Brian P. Bickford and Tammy L. Bickford recorded in said Registry at Book 6127, page 188.

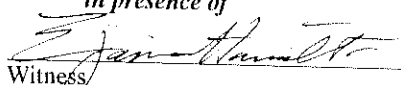
This conveyance is subject, however, to the sewer easement to the Waterville Sewerage District dated June 7, 1991 and recorded in Kennebec Registry of Deeds book 3924 Page 213 and re-recorded in said Registry book 3938 Page 126.

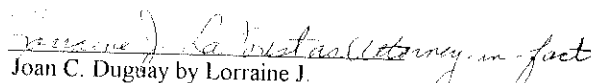
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To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said **Lester L. Lawrence and Nancy M. Lawrence** of Clinton, Maine, their heirs and assigns forever.

In Witness Whereof, I, the said **Joan C. Duguay of Waterville, Maine** relinquishing and conveying all rights by descent and all other rights in the above described have hereunto set my hand and seal this 21st day of the month of January, A.D. 2000.

Signed, Sealed and Delivered

in presence of

 Witness

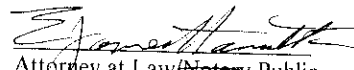

 Joan C. Duguay by Lorraine J.
 LaForest as Attorney-in-Fact
 per POA attached as Exhibit A

State of Maine, County of Cumberland, ss.

January 21, 1999.

Then personally appeared the above named **Lorraine J. LaForest as Attorney-in-Fact on behalf of Joan C. Duguay** and acknowledged the foregoing instrument to be her free act and deed, in her said capacity.

Before me,


 Attorney at Law/Notary Public

E. JAMES HAMILTON
 Printed Name

RECEIVED KENNEBEC SS.

2000 JAN 26 AM 9:00

ATTEST: 
 REGISTER OF DEEDS